

St James, 36 Beaconsfield Street

FIRST LOVE!

**** 1ST INSPECTION SAT, 15/2/2025 ****

Proudly Presented by Edward Lim

From the moment you step inside, this home will steal your heart! Towering high ceilings, gleaming jarrah floors, and elegant timber skirting set the stage for a space that oozes charm and timeless elegance. Picture yourself curled up by the cosy fireplace on a chilly evening or unwinding on your private, undercover decked alfresco with a glass of wine in hand. Pure bliss!

At the heart of this beauty is a designer kitchen that belongs in a magazine! Sparkling stone countertops, a spacious island bench, chic tiled splashbacks, a breakfast bar, and top-tier appliances make this the ultimate entertainer's haven, flowing effortlessly into the welcoming family living area.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
****U/OFFER | FROM \$1.2M**

View
ljhooker.com.au/5FR4FFB

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LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777

And yes, even the laundry is impressive - decked out with sleek white cabinetry, tiled splashbacks, and generous bench space because style and practicality go hand in hand here.

The three generously sized bedrooms are true retreats, offering space, serenity, and plenty of natural light. Meanwhile, the luxurious bathroom is all about indulgence, featuring porcelain-topped vanities and a frameless shower scree - your very own private sanctuary.

Step outside, and you'll discover an outdoor oasis that's perfect for every season. The undercover decked alfresco area, complete with an outdoor kitchen and automatic roller blinds, is ideal for lazy summer afternoons and starlit dinner parties.

And let's talk about the generous front yard - a dream playground for the kids, the perfect spot for a trampoline, or even room for a small above-ground pool.

This home is smartly insulated for year-round comfort and comes with an outdoor store room, ideal as a workshop or a clutter-free storage solution for all those "once-a-year" items like suitcases and Christmas decorations.

Location? It couldn't be better! Surrounded by lush parks, a short stroll to Millen Primary School, local IGA X-press, medical facilities and bus stops - everything you need is right at your doorstep. Plus, Curtin University & Waterford Plaza Shopping Centre are just a quick trip away.

And that's not the end of the story...

- * Year Built: 1950 | Greet Title Block Size: 589m2 with Build Up Area: app. 158m2
- * Exceptional Location with Amazing Lifestyle!
- * Renovated & Extended 3 bedrooms, 1 bathroom corner character home
- * Spacious & well-proportioned living spaces for comfortable living
- * Exquisite finishings & highly spec'd throughout adding a touch of elegance
- * An open plan kitchen that transforms cooking into a chef's delight
- * Character feature including high ceilings, skirting boards, seamless jarrah flooring throughout
- * Relaxing and roomy bedrooms
- * Ducted evaporative cooling system plus reverse cycle split system air conditioners
- * Insulated patio roof
- * Security system
- * Mature fruit trees
- * Outdoor blinds
- * Outdoor kitchen
- * Double carport (behind the electric roller gate)
- * Gas hot water system for endless soothing showers
- * Generous size front lawn area for various activities
- * Solar panel | 5kW
- * Fully reticulated throughout
- * NBN ready (FTTP), perfect for both leisure and business use
- * Estimated rental \$800 - \$830/week, this property isn't just a home, it's a savvy investment!



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Outgoings:

* Council Rates: app. \$1,800.20 (FY24-25)

* Water Rates: app. \$1,138.98 (FY23-24)

Nestled on a peaceful, leafy street in the heart of St James, this home is one you must see. Contact Edward Lim on 0408 929 655 before someone else snaps it up!

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**

More About this Property

Property ID	5FR4FFB
Property Type	House
Land Area	589 m ²
Including	Air Conditioning Ducted Cooling Toilets (2) Solar Panels Close to Schools Close to Shops Close to Transport Security System

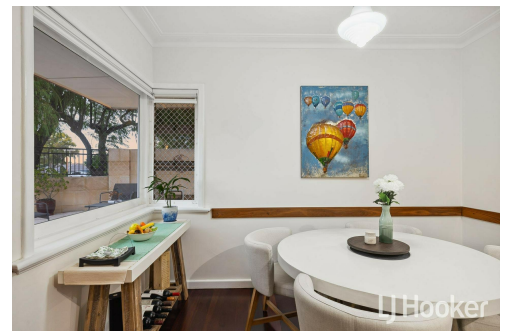
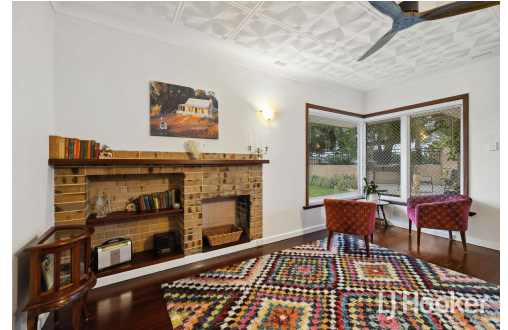
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